

040.A

0002

0051.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
412,000 / 412,000
412,000 / 412,000
412,000 / 412,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		WARREN ST, ARLINGTON

OWNERSHIP

Owner 1:	SMITH GEORGE M	Unit #:	1
Owner 2:			
Owner 3:			
Street 1:	51 WARREN ST UNIT 1		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HUNG JACK R & JEAN J/TRUSTEES -

Owner 2: HUNG REAL ESTATE TRUST -

Street 1: 235 BERRY ST APT 416

Twn/City: SAN FRANCISCO

St/Prov: CA Cntry

Postal: 94158

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1929, having primarily Vinyl Exterior and 894 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8296																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	409,600	2,400		412,000	
Total Card	0.000	409,600	2,400		412,000	Entered Lot Size
Total Parcel	0.000	409,600	2,400		412,000	Total Land:
Source:	Market Adj Cost			Total Value per SQ unit /Card: 460.85	/Parcel: 460.85	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	409,600	2400	.		412,000		Year end	12/23/2021
2021	102	FV	398,000	2400	.		400,400		Year End Roll	12/10/2020
2020	102	FV	392,100	2400	.		394,500	394,500	Year End Roll	12/18/2019
2019	102	FV	405,600	2400	.		408,000	408,000	Year End Roll	1/3/2019
2018	102	FV	359,000	2400	.		361,400	361,400	Year End Roll	12/20/2017

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNG JACK R & J	68010-576		9/14/2016		390,000	No	No		Master Deed 67848:282

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
7/22/2021	USPS									JO	Jenny O		
7/12/2018	Measured									DGM	D Mann		

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total Card / Total Parcel
412,000 / 412,000
412,000 / 412,000
412,000 / 412,000

USER DEFINED

Prior Id # 1:	26536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average																
Sty Ht: 1 - 1 Story		A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:																
Foundation: 2 - Conc. Block		A 3QBth: 1	Rating:																
Frame: 1 - Wood		1/2 Bath: 1	Rating:																
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:																
Sec Wall: 1	%	OthrFix: 1	Rating:																
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1															
Color: GRAY		A Kits: 1	Rating:	Level FY LR DR D K FR RR BR FB HB L O															
View / Desir:		Frl: 1	Rating:	Other															
GENERAL INFORMATION				Upper															
Grade: C - Average		WSFlue: 1	Rating:	Lvl 2															
Year Blt: 1929	Eff Yr Blt:	Lvl 1																	
Alt LUC:	Alt %:	Lower																	
Jurisdct: G18	Fact: .	Totals				RMs: 5	BRs: 2	Baths: 1	HB										
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Location:																	
Prim Int Wal: 2 - Plaster		Total Units:																	
Sec Int Wall: 1	%	Floor:																	
Partition: T - Typical		% Own: 44.830000000																	
Prim Floors: 3 - Hardwood		Name:																	
Sec Floors: 1	%	DEPRECIATION																	
Bsmnt Flr: 12 - Concrete		Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL											
Subfloor:		Functional:	%	Interior:	1	5	2												
Bsmnt Gar:		Economic:	%	Additions:															
Electric: 3 - Typical		Special:	%	Kitchen:															
Insulation: 2 - Typical		Override:	%	Baths:															
Int vs Ext: S						Plumbing:													
Heat Fuel: 1 - Oil						Electric:													
Heat Type: 5 - Steam						Heating:													
# Heat Sys: 1						General:													
% Heated: 100	% AC:					CALC SUMMARY													
Solar HW: NO	Central Vac: NO					COMPARABLE SALES													
% Com Wal	% Sprinkled					Rate	Parcel ID	Typ	Date	Sale Price									
				Basic \$ / SQ: 305.00															
				Size Adj.: 1.35000002															
				Const Adj.: 0.98980200															
				Adj \$ / SQ: 407.551															
				Other Features: 55000															
				Grade Factor: 1.00															
				NBHD Inf: 1.20000005															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 503221															
				Depreciation: 93599															
				Depreciated Total: 409622															
				WtAv\$/SQ: 305.00															
				AvRate: 407.551															
				Ind. Val: 364,351															
				Juris. Factor: 1.00															
				Before Depr: 489.06															
				Special Features: 0															
				Val/Su Net: 458.17															
				Final Total: 409600															
				Val/Su SzAd: 458.17															
MOBILE HOME																			
Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 040.A-0002-0051.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	5x20	A	AV	1929	40.00	T	40	102			2,400		2,400		
More: N				Total Yard Items:				2,400				Total Special Features:				Total: 2,400			
SKETCH																			
RESIDENTIAL GRID																			
OTHER FEATURES																			
CONDOS INFORMATION																			
REMODELING																			
RES BREAKDOWN																			
SUB AREA																			
SUB AREA DETAIL																			
IMAGE																			
AssessPro Patriot Properties, Inc																			
																			